

1983

United States Bankruptcy Court
U.S. Bankruptcy Court, District of Montana

2-6-23

~~10/17/22~~**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 11 of the United States Bankruptcy Code, entered on 10/04/2022 at 2:04 PM and filed on 10/04/2022.

SHERLOCK STORAGE LLC

615 1ST AVE
PO BOX 232
GILDFORD, MT 59525
2027143428
Tax ID / EIN: 83-1252176



The case was assigned case number 9:22-bk-90150-BPH to Judge BENJAMIN P. HURSH.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.mtb.uscourts.gov> or at the Clerk's Office, Room 263 Federal Building, 400 North Main, Butte, MT 59701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Tyler P. Gilman
Clerk, U.S. Bankruptcy Court
of Montana

7/9/23

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins.
4. ☐ VA 5. ☐ Conv. Ins. ☒ Other

6. File Number:
82239a

7. Loan Number:

8. Mortgage Insurance Case Number:

C. Note:

This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower:

Sherlock Storage, LLC, 400 West Broadway, Suite 101-527, Missoula, MT 59802

E. Name & Address of Seller:

F. Name & Address of Lender:

Holly M. Mohorcich, Trustee of the Mark Mohorcich Irrevocable Trust

G. Property Location:

2603 Industry Road Missoula, Montana 59808

Lot 1, OWEN MINOR, Missoula County, Montana

5859825

H. Settlement Agent:

Place of Settlement:

Stewart Title of Missoula County, Inc., 320 West Broadway, Suite A, Missoula, MT 59802, (406) 728-1500

I. Settlement Date:

11/19/2015

Proration Date:

11/19/2015

Disbursement Date:

11/19/2015

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due from Borrower

400. Gross Amount Due to Seller

101. Contract sales price

401. Contract sales price

102. Personal property

402. Personal property

103. Settlement charges to borrower (line 1400)

\$2,199.00

403.

104. Payoff Escrow #50334 to Blotkamp

\$335,138.43

404.

105. Payoff Escrow #51219 to Mohorcich

\$149,914.60

405.

Adjustments for items paid by seller in advance

Adjustments for items paid by seller in advance

106. City/town taxes

406. City/town taxes

107. County taxes

407. County taxes

108. Assessments

408. Assessments

109.

409.

110. Payoff Escrow #51128 to Jones Family Enterp

\$85,438.53

410.

111. 1st half 2015 taxes ID #5859825

\$8,923.05

411.

112. Attorney Bill to CSJ

\$10,960.97

412.

120. Gross Amount Due from Borrower

\$592,574.58

420. Gross Amount Due to Seller

200. Amounts Paid by or in Behalf of Borrower

500. Reductions in Amount Due to Seller

201. Deposit or earnest money

501. Excess deposit (see instructions)

202. Principal amount of new loan(s)

\$650,000.00

502. Settlement charges to seller (line 1400)

203. Existing loan(s) taken subject to

503. Existing loan(s) taken subject to

204.

504. Payoff of first mortgage loan

505. Payoff of second mortgage loan

506.

507.

508.

509.

Adjustments for items unpaid by seller

Adjustments for items unpaid by seller

210. City/town taxes

510. City/town taxes

211. County taxes

511. County taxes

212. Assessments

512. Assessments

213.

513.

214.

514.

215.

515.

216.

516.

217.

517.

218.

518.

219.

519.

220. Total Paid by/for Borrower

\$650,000.00

520. Total Reduction Amount Due Seller

300. Cash at Settlement from/to Borrower

800. Cash at Settlement to/from Seller

301. Gross amount due from borrower (line 120)

\$592,574.58

801. Gross amount due to seller (line 420)

302. Less amounts paid by/for borrower (line 220)

(\$650,000.00)

802. Less reductions in amount due seller (line 520)

303. Cash ☐ From ☒ To Borrower

\$57,425.42

803. Cash ☐ To ☐ From Seller

278

Division of commission (line 700) as follows:		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701.			
702.			
703.	Commission paid at settlement		
704.			
800. Items Payable in Connection With Loan			
801.	Our origination charge		
802.	Your credit or charge (points) for the specific interest rate chosen (from GFE #1)		
803.	Your adjusted origination charges (from GFE #2)		
804.	Appraisal fee (from GFE A)		
805.	Credit report (from GFE #3)		
806.	Tax service (from GFE #3)		
807.	Flood certification (from GFE #3)		
808.			
900. Items Required by Lender to Be Paid in Advance			
901.	Daily interest charges from		
902.	Mortgage insurance premium for (from GFE #10)		
903.	Homeowner's insurance for (from GFE #3)		
904.			
905.			
1000. Reserves Deposited with Lender			
1001.	Initial deposit for your escrow account		
1002.	Homeowner's insurance (from GFE #9)		
1003.	Mortgage insurance		
1004.	City property taxes		
1005.	County property taxes		
1006.	Annual Assessments (maint.)		
1007.			
1008.			
1009.	Aggregate Adjustment		
1100. Title Charges			
1101.	Title services and lender's title insurance (from GFE #4)		
1102.	Settlement or closing fee to Stewart Title of Missoula County, Inc. \$400.00	\$1,786.00	
1103.	Owner's title insurance to Stewart Title of Missoula County, Inc. (from GFE #5)		
1104.	Lender's title insurance to Stewart Title of Missoula County, Inc. \$1,386.00		
1105.	Lender's title policy limit \$650,000.00		
1106.	Owner's title policy limit		
1107.	Agent's portion of the total title insurance premium to Stewart Title of Missoula County, Inc. \$1,187.80		
1108.	Underwriter's portion of the total title insurance premium to Stewart Title Guaranty Company \$198.20		
1109.			
1110.			
1111.	Opening Escrow Fee to Stewart Escrow Services	\$350.00	
1112.			
1113.			
1114.			
1115.			
1200. Government Recording and Transfer Charges			
1201.	Government recording charges (from GFE #7)	\$63.00	
1202.	Deed Mortgage \$63.00 Releases \$63.00		
1203.	Transfer taxes (from GFE #8)		
1204.	City/County tax/stamps		
1205.	State tax/stamps		
1206.			
1300. Additional Settlement Charges			
1301.	Required services that you can shop for (from GFE #6)		
1302.			
1303.			
1304.			
1305.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$2,199.00	

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

CERTIFICATION:

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this HUD-1 Settlement Statement pertaining to "Comparison of Good Faith Estimate (GFE) and HUD-1 Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

SHERLOCK STORAGE, LLC

Kenneth J. Flynn
Member/Manager

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Christine Scott

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18, U.S. Code Section 1001 and Section 1010.

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B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins. 6. ☐ Other

6. File Number: 82239 7. Loan Number: 8. Mortgage Insurance Case Number: 2-6-23

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Kenneth J. Flynn, 400 W. Broadway - Ste 101-527, Missoula, MT 59802
Sherlock Storage, LLC, 400 West Braodway, Suite 101-527, Missoula, MT 59802

E. Name & Address of Seller:

F. Name & Address of Lender: Mark S. Mohorcich and Holly M. Mohorcich, PO Box 7247, Missoula, MT 59807

G. Property Location: 2603 Industry Road Missoula, Montana 59808
Lot 1, OWEN MINOR, Missoula County, Montana
5859825

H. Settlement Agent: Stewart Title of Missoula County, Inc., 320 West Broadway, Suite A, Missoula, MT 59802, (406) 728-1500
Place of Settlement: 320 W. Broadway St, Suite A, Missoula, MT 59802

I. Settlement Date: 10/29/2015 **Proration Date:** 10/29/2015 **Disbursement Date:** 10/29/2015

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price		401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$1,842.00	403.	
104. Payoff Escrow No. 50915 to Stewart Escrow S	\$39,131.19	404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110. Payment to IRS	\$67,000.00	410.	
111. Payment to CSJ	\$10,000.00	411.	
112.		412.	
113. Gross Amount Due from Borrower	\$117,973.19	420. Gross Amount Due to Seller	
Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due to Seller	
114. Deposit or earnest money		501. Excess deposit (see instructions)	
115. Principal amount of new loan(s)	\$149,131.19	502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$149,131.19	520. Total Reduction Amount Due Seller	
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$117,973.19	601. Gross amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)	(\$149,131.19)	602. Less reductions in amount due seller (line 520)	
303. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$31,158.00	603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	

12/200

748

Disbursement Worksheet

Stewart Title of Missoula County, Inc.
 320 West Broadway, Suite A, Missoula, MT 59802, (406) 728-1500
 Kenneth J. Flynn, 400 W. Broadway - Ste 101-527, Missoula, MT 59802
 Sherlock Storage, LLC, 400 West Broadway, Suite 101-527, Missoula, MT 59802

Mark S. Mohorcich and Holly M. Mohorcich, PO Box 7247, Missoula, MT 59807
 2603 Industry Road Missoula, Montana 59808

Lot 1, OWEN MINOR, Missoula County, Montana

5859825
 654 - Trust Account 2
 10/29/2015

CV-22-98-60 - BMM
 2-4-23

exhibit #2

Bank Account
 Closing Date

Receipts

Disbursement Date 10/29/2015

Proration Date 10/29/2015

Printed Name & Address

Description

Receipts Total:

\$110,000.00

Line #

Date

Reference #

Amount

01 Mark S. Mohorcich and Holly M. Mohorcich
 PO Box 7247
 Missoula, MT 59807
 Principal amount of new loan(s)
 Payoff Escrow No. 50915

202-1
 104-1

\$149,131.19
 (\$39,131.19)

Total: \$110,000.00

Disbursements

Printed Name & Address

Description

Disbursements Total:

\$110,000.00

Line #

Date

Reference #

Amount

01 Christian, Samson & Jones, PLLC
 Payment to CSJ

111-1

\$10,000.00

Total: \$10,000.00

02 IRS
 Payment to IRS

110-1

\$67,000.00

Total: \$67,000.00

3 Kenneth J. Flynn and Sherlock Storage, LLC
 400 W. Broadway - Ste 101-527
 Missoula, MT 59802
 Cash to borrower

303

\$31,158.00

Total: \$31,158.00

Stewart Title of Missoula County, Inc.
 320 West Broadway, Suite A
 Missoula, MT 59802

Settlement or closing fee
 Title Insurance \$650,000.00

1102-1

\$400.00

1110-1

\$1,386.00

Total: \$1,786.00

Stewart Title Trust Account
 Deed Mortgage \$56.00 Releases

1202

\$56.00

WCCS2020.mdb 10/03/22 09:50 AFIDELITY NATIONAL TITLE OF MONTANA
ACCOUNT HISTORY LEDGER
ACCOUNT: 51229

2-6-23

Buyer : SHERLOCK STORAGE LLC
Seller: HOLLY MOHORCICH

SHERLOCK STORAGE LLC

400 W. BROADWAY STE 101-527
MISSOULA, MT 59802

Original Balance: 650000.00
Remaining Balance: 725755.89
P&I Payment Amount: 5329.34
Interest Rate: 8.00000
Interest Paid To: 08/11/20
Next Payment Due: 08/05/20

YTD Interest Paid: 48637.50
YTD Principal Paid: 0.00
Reserve Balance: 0.00
Late Chg Balance: 0.00
Trust Balance: 76.23
Accrued Interest Balance:

DATE	TRANSACTION	AMOUNT	INT PD TO	PRINCIPAL	INTEREST	END BAL
	BALANCE FORWARD	0.00	10/10/19	0.00	0.00	725755.89
01/14/20	PAYMENT	5287.50	11/12/19	0.00	5287.50	725755.89
	BUYER FEE	12.50	11/12/19	0.00	0.00	725755.89
03/09/20	PAYMENT	5987.50	12/20/19	0.00	5987.50	725755.89
	BUYER FEE	12.50	12/20/19	0.00	0.00	725755.89
04/09/20	PAYMENT	5337.50	01/22/20	0.00	5337.50	725755.89
	BUYER FEE	12.50	01/22/20	0.00	0.00	725755.89
06/15/20	PAYMENT	5337.50	02/25/20	0.00	5337.50	725755.89
	BUYER FEE	12.50	02/25/20	0.00	0.00	725755.89
07/09/20	PAYMENT	5337.50	03/29/20	0.00	5337.50	725755.89
	BUYER FEE	12.50	03/29/20	0.00	0.00	725755.89
08/05/20	PAYMENT	5337.50	05/02/20	0.00	5337.50	725755.89
	BUYER FEE	12.50	05/02/20	0.00	0.00	725755.89
09/03/20	PAYMENT	5337.50	06/04/20	0.00	5337.50	725755.89
	BUYER FEE	12.50	06/04/20	0.00	0.00	725755.89
11/03/20	PAYMENT	5337.50	07/08/20	0.00	5337.50	725755.89
	BUYER FEE	12.50	07/08/20	0.00	0.00	725755.89
12/10/20	PAYMENT	5337.50	08/11/20	0.00	5337.50	725755.89
	BUYER FEE	12.50	08/11/20	0.00	0.00	725755.89

Loan from Cal & Holly no principal reduction
example accused of not making payments contested

20. 21, 22

Please use the Year-to-Date Interest Paid amount for your tax records.

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United States Bankruptcy Court
U.S. Bankruptcy Court, District of Montana

2-6-23

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615 1ST AVE
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2027143428
Tax ID / EIN: 83-1252176



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You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Tyler P. Gilman
Clerk, U.S. Bankruptcy Court
of Montana

406 497 1240

Handwritten signature